

## 120 BUNGALOWS FOR MANHATTAN BEACH

### Building Program Will Add 520 Rooms to Living Facilities at Seaside Resort.

Joseph P. Day announced yesterday that in order to meet the demand for housing accommodations at Manhattan Beach, the Manhattan Beach Bungalow Corporation has just completed arrangements for the construction of 120 bungalows, both of the detached and semi-detached type, to be built on Ocean Boulevard between Kensington and LaGuardia streets, Manhattan Beach. The tract adjoins the east end of the Manhattan Beach bathing property and has an unexcelled view of the ocean.

The Manhattan Beach Bungalow Corporation proposes to have these houses built and ready for occupancy next May. The bungalows will be constructed on the "easy housekeeping plan," and every improvement will be installed for convenience of tenants.

In the detached houses there is a living room 11x19 feet, with exposure on three sides, three large bedrooms and a kitchen and bath. The semi-detached houses have a living room 11x15 feet square, two bedrooms, kitchen and bath. In all of these houses ample closet room has been provided. Building contracts have been awarded and a renting agency established at both Mr. Day's Manhattan Beach office and at the property. The houses will be of frame and stucco construction, with water, gas and electricity installed, together with sewer connections. In speaking of the new project Joseph P. Day said yesterday:

"The site to be improved was the one formerly occupied by the Oriental Hotel, which in its day was considered one of the finest seaside hotels in the Atlantic seaboard. The Oriental and the Manhattan Beach, familiarly known as the twins, the former a family hotel and the latter a transient hotel, were designed and erected to provide the most modern accommodations for the wealthy. When these hotels were demolished to make way for shore front improvements the public press of the country bewailed the fact that New York City was losing the last of its resort hotels."

"The Oriental Hotel contained 360 guest rooms and the Manhattan Beach Hotel 200 guest rooms, a total of 560 rooms. The removal of these sleeping accommodations prevented thousands of people from visiting this resort daily. "The new bungalows now being erected at Manhattan Beach will contain 520 rooms, or almost as many as the old Oriental and Manhattan Beach hotels combined. The new venture, however, has the advantage of bringing people of moderate means permanently to the beach instead of transients. It is a constructive move which should be of lasting benefit to this beautiful seashore colony right in New York city."

The possibilities of Manhattan Beach were first realized by the late Austin Corbin many years ago, when he took what was then the waste land of beach and improved the water frontage with two large hotels, a theatre and bathing pavilion. Prior to this time Manhattan Beach was not "on the map," but as time went along these improvements, which involved the expenditure of many thousands of dollars, became antiquated and the owners of the property decided to develop the tract along different lines. The two large hotels, the Manhattan Beach and the Oriental, were demolished. Streets were laid out and hundreds of houses of artistic design were erected.

To further improve the seashore resort a bathing pavilion was constructed of concrete. The beach, protected by a stone bulkhead, is today considered one of the finest along the Atlantic seaboard, and the bathing houses, lagoon, band stand, esplanade and restaurant all go to make up the Manhattan Beach bathing pavilion an ideal place in which to spend leisure moments and a great attraction to the residents.

Oriental Boulevard is an extra wide parking street, thoroughly equipped upon which trolley and bus lines operate, therefore bringing this property within easy access of the express service to Manhattan and Brooklyn.

### HOME SITE BUYERS ACTIVE IN BROOKLYN

William E. Harmon & Co., Inc., report the following sales in East Flatbush, a tract located in the Thirty-second ward of Brooklyn—Northwest corner of Avenue I and East Fifty-second street, to Harry and Milton Burbaum; northwest corner of Kings Highway and Avenue H, to Harry Schneider; southwest corner of Avenue H and East Fifty-third street, to Giocoma Fiorella and Ralph Fiorella; northwest corner of Avenue H and East Fifty-third street, to Ralph De Lillo; northwest corner of Avenue I and East Fifty-fourth street, to G. A. Bacher; plots on Avenue H, near East Fifty-second street, to Maria Mercurio and Lawrence S. Murphy; plots on Utica avenue, near Avenue I, to Jacob Melzer, Carmelo F. Parelli, Samuel Rosen and Joseph J. Vogel; plots on Avenue H, near Utica avenue, to Charles Adams, Solomon Horowitz, Max Plus, Natalie Spagnolo and Bernard Modello.

Plots were also sold on East Fifty-first street, near Avenue I, to Samuel Kahlenberg, Leonard Denilo, Harry Galpin, Lador Malek and Joseph Garretson; plots on East Fifty-fourth street, near Avenue H, to Michael Vozila, A. T. Moscia, Frank Capello, G. D. Gallo and Joseph Gallo; plots on East Fifty-fifth street, near Avenue H, to D. Nino, G. M. Pappalardo, Charles Gately, Samuel Reims, Joseph Saltzman and James Gemmelli; plots on East Forty-ninth street, near Avenue I, to Michael Lutz, Andrew Anzini, Solomon Horowitz, Antonietta Lillo, Bernard Schaeffer, T. A. Mosco, A. M. Salonic and Morris Leavitt; plots on Avenue I, near East Fifty-fourth street, to F. C. Vasco, John J. Lamonte and John H. Gallo, Luigi Alacai, W. G. Kirby, M. L. Miller.

### BROOKLYN HOME SITES FIND MANY PURCHASERS

Activity in vacant land buying has been evident in the Ruggie section of Brooklyn, a large tract owned by William E. Harmon & Co., Inc. The sales include the following: The northwest corner of Ditmas avenue and East Ninety-first street, to north-northeast corner of East Ninety-fifth street and Ditmas avenue to H. M. Morgan, northeast corner of Avenue J and East Forty-eighth street, to Rose Chernow, southwest corner of Avenue J and East Forty-eighth street, to George Tannous, southeast corner of Avenue J and East Forty-sixth street, to Sarah Hockman, northeast corner of Avenue K and East Fifty-eighth street, to Vincent J. Montecchi, practically half a block front on Avenue J, between East Fifty-seventh and East Fifty-eighth street, to Frank Montecchi; plots on Avenue B, near East Ninety-second street, to F. Scarrino and John Morrow. Other sales include plots on East Ninety-fourth street, near Avenue A, to Samuel Flechman, Adolph Klein and Morris Weiss; plots on Linden avenue, near East Ninety-second street, to S. A. Papson, John Kimbrel and Veronica McDonnell; plots on Remsen avenue, near Avenue B, to A. B. Norembo, F. Catalano, J. L. Siegel, E. A. Schwartz and George Capucci.

## BIG LOAN FOR FLATS TO RENT FOR 17 ROOM

### Decision Affects Fifth Ave., Madison Ave., 34th and 57th Streets.

A decision handed down by Justice Davis of the Supreme Court will result in the removal of all projecting and illuminated signs on the fronts of buildings on Fifth avenue from Washington square to 110th street, on Madison avenue from Thirty-fourth to Seventy-second street, on Third Avenue from Fourth to Seventh avenue, and on Fifty-seventh street from Lexington avenue to Broadway.

Justice Davis's decision confirms the validity and constitutionality of the entire sign ordinance and paves the way for the extension of the same to other streets where the property owners and business men have requested such action from the Board of Aldermen.

The ordinance was secured by the Fifth Avenue Association, at the request of the property interests. In the year 1912, under the terms thereof forbids the erection of illuminated signs or signs projecting more than one foot beyond the building line in the streets mentioned above. The original ordinance for the extension of the same to other streets where the property owners and business men have requested such action from the Board of Aldermen.

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### ORANGE REALTORS AID PLAN FOR CIVIC CENTER

The Board of Realtors of the Oranges and Maplewood in New Jersey has been taking an active part in the civic activities of these communities during the last few months. The board through its special committee has been endeavoring to secure the purchase of a civic center in East Orange. The committee has completed an exhaustive report on the subject and has presented it to the board. The report is a valuable one and will be of great service to the community. The board stands ready to aid in any civic movement that the various municipalities are interested in and will freely serve without compensation in any movement that may be necessary toward the obtaining of municipal sites for schools, public buildings and other wise. Weekly meetings are now being held at Richter's Hall, East Orange, at noon every Saturday.

The Board of Realtors of the Oranges and Maplewood is a voluntary organization and is the only local board authorized to use the word "realtor" in its line of business, this word being a trademark.

### Says England's Attempt at House Building Failed

Government efforts to help the housing situation in England have resulted in failure and abandonment of the project, according to a writer in S. W. Straus & Co.'s Investment Magazine. While the plan was to build about 70,000 houses and will eventually result in the construction of 165,000, it was found, according to the writer, that the cost was running so high and was placing such a burden on the nation's resources that the Government decided to abandon the project. The article points out that the building of private houses in Great Britain had fallen off rapidly for five years previous to the war. In 1919 the situation became so acute that the Government passed the Housing Bill, by which the central Government bound itself to make good the greater part of the annual and unavoidable loss from the necessity of building at a time when prices of materials and labor were at their peak.

Whole towns were planned, streets were laid out and public buildings arranged. To meet the expenses of the venture, the Government placed upon each of the eighteen hundred English municipalities the responsibility of insuring bonds necessary to secure the capital to carry out their respective housing plans.

It was apparent from the first, the writer declares, that there would be a great deficit each year. Houses which before the war cost £250 to build now cost the Government £1,000, and the cost of the deficit was being met by reason of such wholesale operations. Evidently any scheme which contemplated including the working man to pay a weekly rent from four to five times what he had been accustomed to pay could not be carried out. When the wave of economic reform reached Parliament in 1920, the operations of the housing act were brought up for discussion. The debate disclosed that if the plan was carried through as originally planned there

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200 Ft. S. of West 20th St. (100 Ft. S. of West 20th St.) Size 100x100.11. Messrs. Lind & Pfeiffer, Attys., 46 Cedar St., N. Y. City.

### S. S. West 21st St.

(Bet. 18th and 19th Sts.) Size 50x100.04. Messrs. Lind & Pfeiffer, Attys., 46 Cedar St., N. Y. City.

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## REAL ESTATE AT AUCTION.

### A Building Boom in Dyckman Section

### Well located vacant land along Broadway subway is now in demand.

### Special Dyckman Auction Next Tues., Mar. 14th

At noon, in Real Estate Exchange Salesroom, 14 Vesey St., N. Y. C.

### The following choice lots in the Dyckman section of upper Manhattan along Broadway subway should strongly appeal to the shrewd investor as well as the builder.

S. W. Cor. Nagle Ave. and Thayer St.

Choice corner plot, suitable for improvement with high class apartment. Size 50x100.11. Opposite Dyckman Street Station of Broadway Subway.

WILLIAM H. HARKNESS, Attys., 17 Battery Place, N. Y. City.

### Absolute Sale E. Side Overlook Terrace

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